

SEWAGE RESERVE AREA COORDINATE CHART
(ASSUMED DATUM)

Point	Northing	Easting	Description
301	11045.844	17648.027	PROPERTY CORNER
302	11065.555	18286.247	PROPERTY CORNER
303	11050.328	18117.172	SRA CORNER
304	10979.014	18119.375	SRA CORNER
305	10974.814	17965.288	SRA CORNER
306	11045.557	17962.687	SRA CORNER

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OF WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS EXISTING AS OF THE DATE OF APPROVAL; SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE; IN THE EVENT STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

Brooks L. Chaille 4/29/2015
CHAIRMAN DATE

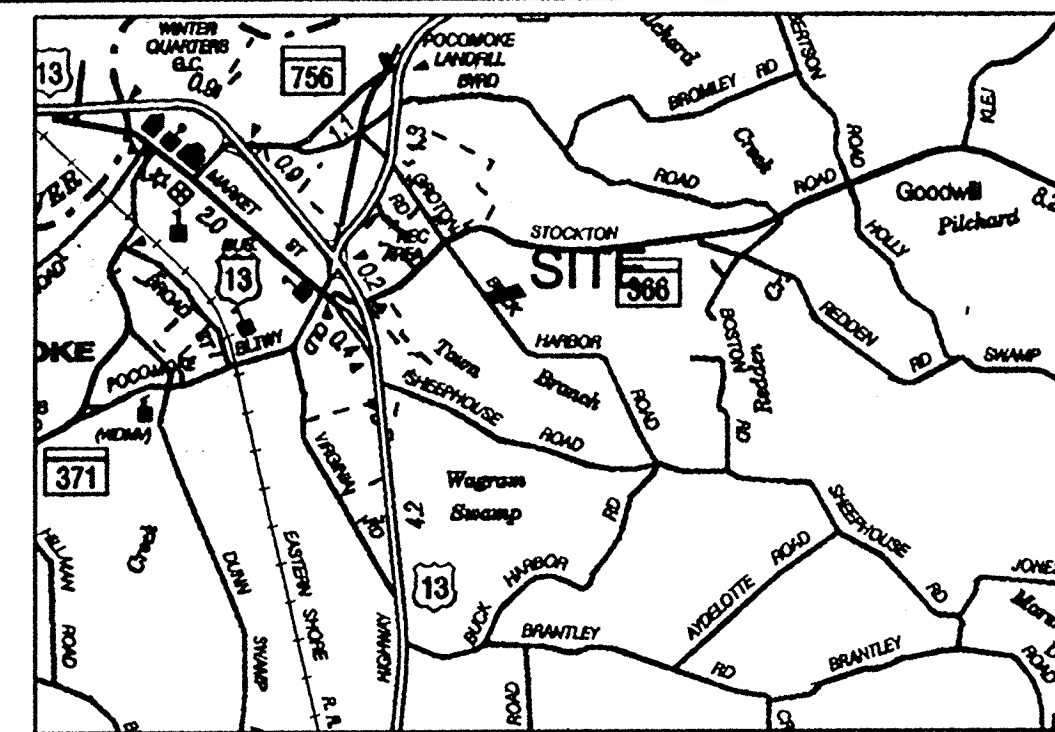
FOREST CONSERVATION STATEMENT

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(23) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS MINOR SUBDIVISION LOCATED IN THE A-1, A-2 OR RP ZONING DISTRICTS AS DEFINED IN WORCESTER COUNTY ZONING AND SUBDIVISION CONTROL ARTICLE IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL LOT CONTAINED WITHIN ITS BOUNDARIES A BUILDING, STRUCTURE OR USE OF LAND THAT REQUIRED A ZONING PERMIT AND EXISTED AS OF JULY 29, 1994, IF THE SUBDIVISION DOES NOT RESULT IN THE CUTTING, CLEARING OR GRADING OF A FOREST; AND IT IS NOT A RE-SUBDIVISION OF A LOT PREVIOUSLY SUBDIVIDED AS AN EXEMPTION PURSUANT TO THIS SUBSECTION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

OWNER: M WAYNE LAMBERTSON
1750 BOSTON ROAD
POCOMOKE CITY, MD 21851

TOTAL AREA: 92.96+- ACRES
TOTAL AREA OF LOTS: 4.00+- ACRES
TOTAL AREA REMAINING: 88.96+- ACRES
ZONE A-1
SETBACKS FOR SINGLE FAMILY DWELLING
FRONT YD 60' FROM CENTER OF ROAD
SIDE YD 20'
REAR YD 50'
BUILDABLE AREA EXCEEDS 2.82 AC
BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP, COMMUNITY PANEL NUMBER 240083 0225 A DATE 02/15/79, THIS SUBDIVISION IS LOCATED IN FLOOD ZONE C.
CURRENT LAND USE - AGRICULTURAL/RESIDENTIAL
PROPOSED LAND USE - RESIDENTIAL/AGRICULTURAL
NO TAX DITCHES LOCATED ON-SITE
NO NON TIDAL WETLANDS VISIBLE ON SITE
WATERSHED: POCOMOKE 21302
SUBWATERSHED: LOWER POCOMOKE RIVER 2130202
PLAT REFERENCE FOR LOT 1 (PARCEL 378) 241/4
NO STRUCTURES WITHIN 200' OF LOT 2

THE PURPOSE OF THIS PLAT IS TO REVISE THE AREA OF EXISTING PARCEL LOT 2 FROM 6.04 ACERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 241, PAGE 4 TO 4.00 ACERS



VICINITY MAP

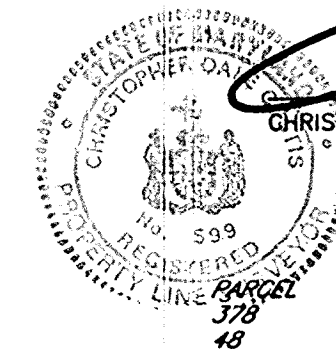
M WAYNE LAMBERTSON
TAX MAP 84 PARCEL 48
6531/308
ZONE A-1
USE AGRICULTURAL
DISTRICT -01 ACCOUNT NO. 01-005154
AGRICULTURAL USE ONLY

OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

M. Wayne Lambertson 4/29/15
M. WAYNE LAMBERTSON (OWNER) DATE

CHRIS D. CUSHIS 4/29/15
CHRIS D. CUSHIS #599 (SURVEYOR) DATE



ORIGINAL AREA 6.04 AC+-
ADDITION TO 2.04 AC+-
SUBTRACTION FROM 2.04 AC+-
NEW AREA 4.00 AC+-
88.96 AC+-

DEPARTMENT OF ENVIRONMENTAL PROGRAMS

THIS LOT IS APPROVED WITH EXISTING WATER AND SEWAGE FACILITIES AS SHOWN. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE HAS BEEN EVALUATED. THE 10,000 SQ. FT. SEWAGE RESERVE AREA MUST REMAIN FREE OF BUILDINGS, EASEMENTS, RIGHT OF WAYS AND ANY PERMANENT OR PHYSICAL OBJECTS AND BE RESERVED FOR FUTURE SEWAGE DISPOSAL. IN ADDITION, ANY FUTURE CHANGES TO THESE SYSTEMS FIRST REQUIRE AN EVALUATION AND PERMIT FROM ENVIRONMENTAL PROGRAMS.

Chris D. Cushis 4-24-15
APPROVING AUTHORITY-WORCESTER COUNTY DATE

TITLE				BOUNDARY LINE ADJUSTMENT OF THE LANDS OF	
				M. WAYNE LAMBERTSON	
COUNTY	WORCESTER	STATE	MD	SCALE	1"= 100'
TAX DISTRICT	01				
TAX MAP	84	GRID	18	PARCEL	378
DEED REF.	6531/308	6531/298			
PLAT REF	241/4				
DATE	03/02/15	REV	03/18/15		

● IRON PIPE FD
○ IRON PIPE SET
■ CONC. MONU FD.
□ CONC MONU TO BE SET
▲ UNMARKED POINT
===== DITCH
LICENSE EXPIRATION 04/14/2015

CHRIS D. CUSHIS
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Construction Layout, Terrain Modeling, Consulting
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